



**SAFE HOME / LEADS SAFE CHARLOTTE**  
**CITY OF CHARLOTTE**  
HOUSING & NEIGHBORHOOD SERVICES

**BID OPENING CERTIFICATION RECORD**

Date of Bid Walk: 12/6/18 Due Date: 12/13/18 HNS 19-29

**Public Body Estimate**

Address	PBE Amount	PBE -15%	+15%
853 BELMONT	29,576	25,140	34,012

**Bid Results**

Addresses	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
853 BELMONT	SCHWITZ 34,300	<i>[Signature]</i>	<i>[Signature]</i>		

**Bid Walk Attendees**

SIGMA		
JASPER		
SCHWITZ		

This is to certify that bids for the job identified above were publicly opened and read aloud in the Neighborhood & Business Services Office located at 600 E. Trade Street, Charlotte, NC.

Bids Opened By: *[Signature]* Bids Recorded By: *[Signature]*  
Witnessed By: *[Signature]* Date: 12/13/18

Note: Responsive bids are those which fall within a range of 15% above and 15% below the public body cost estimate. As a general rule, the lowest responsive bid is recommended to the property owner for consideration.



## Invitation to Bid HNS 19-29

**NOTE:** Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

**Documents Included In Package:**

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (If applicable)
- 4) Floor Plan / Site Drawing (If applicable)

**Bid Walk & Bid Opening:**

Project Address: <b>853 Belmont Ave.</b>		<b>LEAD SAFE CHARLOTTE</b>	
<b>STATE LEAD ABATEMENT CONTRACTOR CERTIFICATION REQUIRED FOR LEAD SCOPE OF WORK</b>			
Bid Walk: December 6, 2018 @ 10:00 am			
Bid Opening: December 13, 2018 @ 2:00 pm			
Client Name:		Contact Number:	
Project Manager: Milke Taylor		Contact Number: 704-336-4115	

**Bid Walk and Bidding Instructions:**

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Milke Taylor (cell # 980-215-1156).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**



**SAFE HOME**  
**CITY OF CHARLOTTE**  
NEIGHBORHOOD & BUSINESS SERVICES

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 853 Belmont Ave to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

**All labor, materials, services and equipment necessary for the completion of the Work shown on the drawings and in the specifications:**

*[Signature]* Dollars (\$ 34,300.00)  
Written total

Specs Dated: 11/5/18 Number of Pages: 3 pages plus 5 page lead scope plus floor plan

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: Minimum Start Date - Jan 3

Completion Deadline: 5-30-18

PAGE w/ HH1 line  
item was MISSING  
FROM BID. BASED ON  
BID TOTAL MINUS  
OTHER LINE ITEMS,  
BID PRICE FOR HH1  
IS \$1650.

*[Signature]*  
12/18/18

**Please Print and Sign:**

Company Name/Firm: *Schuch CRIST*

Authorized Representative Name: *Ed Schuch*

Signature: *[Signature]* Date: 12-10-18

# Work Specification

## HH 2--Smoke Detector Hard Wired

### HH Building Systems

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Detector outside sleeping areas shall be a combination CO/smoke detector.

$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{1,600.00}$$

Base                      Quantity                      Total Cost

## HH 3--Water Heater 40 Gallon Electric

### HH Plumbing

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{1,200.00}$$

Base                      Quantity                      Total Cost

## HH 4--Exterminate Insects

### HH General Requirements

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor.

$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{1,000.00}$$

Base                      Quantity                      Total Cost

## HH 5--GFCI Receptacle 20 AMP

### HH Kitchen

Install two flush mounted GFCI duplex receptacles on separate circuits over the kitchen counter. Fish wire and repair all tear out as needed.

$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{800.00}$$

Base                      Quantity                      Total Cost

## HH 6--Grab Bars

### HH Bathroom

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{600.00}$$

Base                      Quantity                      Total Cost

## See Attached Lead Scope

### General Requirements

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

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$$\text{Bld Cost: } \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \underline{27,450.00}$$

Base                      Quantity                      Total Cost

32,650

# Work Specification

## Certification

Contractor Name:

Schultz Arms

Total Cost:

34,300.00

Signature:

[Signature]

Date:

12-10-18

LEAD ABATEMENT SCOPE OF WORK  
& INSTRUCTIONS TO BIDDERS

Address 853 Belmont Ave.

10/4/2018

Complete the following scope of work USING A STATE LICENSED LEAD ABATEMENT CONTRACTOR:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A thru D—wood walls, corner boards, fascias, soffits, rafters, and trim boards.	Cover with Tyvek and aluminum or vinyl siding products. NOTE: REPLACE ROTTED OR MISSING MATERIALS BEFORE COVERING.			14,000.00
2	Side A—Unit A and Unit B entries—wood ceilings, crown moldings, ceiling support beams and trim boards including frames around entries	Cover with Tyvek and aluminum or vinyl siding products.			2,500.00
3	Side A—Unit A porch columns (2)	Remove existing columns and dispose of properly. Replace with 6 x 6 pressure treated wood posts. NOTE: REPAIR FLOOR AND FLOOR FRAMING MEMBERS AS NECESSARY TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE POST WITH NO GAPS IN FLOORING AROUND POSTS.			600.00
4	Side A—Electric panels and conduit	Remove and dispose of properly. DISCONNECTION AND REPLACEMENT BY OTHERS.			50.00
5	Side B, and D Back Entries—blue wood entry ceiling sidewall and trim and ceiling support beams	Scrape and paint.			600.00

6	Side C-Attic Vent and Frame	Remove vent louvers and install a new gable vent. Wrap frame components with aluminum.			1066.00
7	Side D-painted phone and cable wires and accessories	Remove and dispose of property. DISCONNECTION AND REPLACEMENT BY OTHERS.			50.00
8	Doors A1, A2, and B1-wood door casings, headers, jambs, and stops	Remove stops. Cover remaining exterior components with Tyvek and aluminum. Install new stops, primed and painted white. INCLUDES REMOVAL AND REINSTALLATION OF STORM/SCREEN DOORS AS NECESSARY.			900.00
9	D1 door and door frame assembly	Remove entire door and frame assembly and dispose of property. Install a new prehung six panel insulated steel door unit with peephole and keyed leverset and deadbolt keyed alike. INTERIOR AND EXTERIOR CASINGS SHALL MATCH EXISTING. WRAP EXTERIOR CASING.			850.00
10	Sides A through D-paint chips on ground and elevated lead soil level	Remove all visible paint chips from the ground. Install landscaping fabric over the soil around the perimeter of the foundation. Fabric shall cover an area 3 feet wide. Install cedar chips 4" deep on top of the landscape fabric. Insure positive drainage away from the foundation.			750

11	Room 3—Unit A kitchen and alcove—all wooden trim to include baseboard, window components, and door casings, jambs, and stops	Scrape and paint			1200.00
12	Room 3—Unit A kitchen alcove walls and ceiling	Scrape and paint			700
13	Room 4—Unit A bathroom door	Remove all components of existing door assembly and dispose of properly. Install a new prehung hollow core lauan door complete with hardware. Casings shall match existing. Paint to match existing.			300
14	Room 4—Unit A bathroom baseboard	Scrape and paint			200
15	Room 7—Unit B front bedroom walls and ceiling.	Scrape loose paint. Repair surface defects to produce a smooth paintable surface. Prime and paint with owner's choice of colors.			800
16	Room 9—Unit B bathroom door	Remove all components of existing door assembly and dispose of properly. Install a new prehung hollow core lauan door complete with hardware. Casings shall match existing. Paint to match existing.			500



17	Room 9—Unit B bathroom— Side D shelving	Scrape and paint.			200.00
18	Room 10—Unit B kitchen— ceiling	Remove loose and damaged plaster back to sound materials. Patch damaged areas to provide a uniform surface. Install 3/8" drywall on the entire ceiling. Finish and sand smooth. Install bed mold around the perimeter of the ceiling. Paint ceiling and bed mold ceiling white.			600.00
19	Room 10—Unit B kitchen alcove—Electric panel and conduit	Remove painted components and dispose of properly. Terminate wiring in Code approved junction boxes.			50
20	Room 10—Unit B kitchen and alcove—walls in kitchen and walls and ceiling in alcove	Remove all cabinets and dispose of properly. Cap off sink water and drain lines. Remove miscellaneous cleats from walls. Scrape loose paint. Repair surface defects to produce a smooth paintable surface. Prime and paint with owner's choice of colors.			1,000
21	Room 10—Unit B kitchen and alcove—all painted wooden trim, to include baseboard, window components, and door components.	Remove Door A1 and hinges. Scrape and paint remaining components. Owner's choice of colors.			200

22 Entire Property	Specialized cleaning as necessary to achieve HUD lead grant clearance. Most dust wipe sample far exceed action levels. Refer to LIRA for details. City will pay for up to two additional clearances as necessary to schedule work in stages to minimize relocation time.		800.00
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Total Bid: \$ 27,450

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 120 days of award.

Signature of authorized contractor representative [Signature]

Contractor Submitting Bid: Seld Cons

Address: 338 Avalon St

Phone: 704-2001616



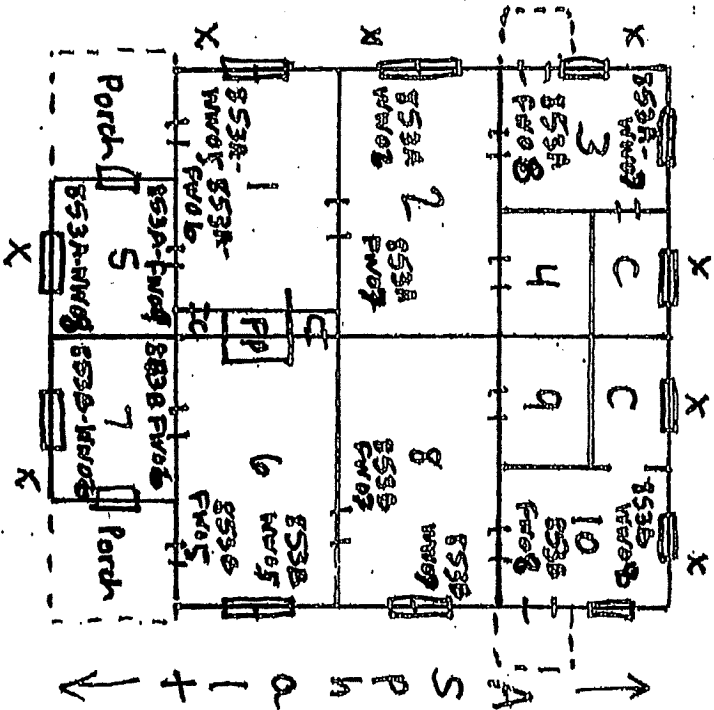
**ROY CONSULTING  
GROUP CORPORATION**  
Providing integrated environmental and geotechnical solutions

853 Belmont Avenue

Charlotte, NC 28205

**SIDE C**

**SIDE B**



**SIDE D**

**Legend**



**SIDE A**

**NOT TO SCALE**